

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R107611

Property Information

property address: 1102 S COULTER DR
legal description: WINTER BLOCK 5, LOT 2
owner name/address: DILEO, LUKE JR & FRANK LEO
Attn: LUKE DILEO SR
1632 REED LN
BRYAN, TX 77808-6292

full business name: Engineering Import
land use category: type of business: Auto repair
current zoning: C-3 occupancy status: Occupied
lot area (square feet): 4896 frontage along Texas Avenue (feet): 111
lot depth (feet): 158 sq. footage of building: 1800
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
NO NO NO 35

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): Metal

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) 1st / right

approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☒ abandoned ☐ in-use
of signs: 1 type/material of sign: electric
overall condition (specify): temporary sign - can be removed
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces:
lot type: ☐ asphalt ☒ concrete ☐ other
space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: poor
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: overgrown - not kept up with

Outside Storage

☒ yes ☐ no (specify) automobiles
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

